

ORDINANCE NO. 2025-08-25-15

AN ORDINANCE OF THE CITY OF PRINCETON APPROVING THE 2025-2026 ANNUAL UPDATE TO THE SERVICE AND ASSESSMENT PLAN AND ASSESSMENT ROLL FOR WINDMORE PUBLIC IMPROVEMENT DISTRICT (IMPROVEMENT AREA #1 AND #2) INCLUDING THE COLLECTION OF THE 2025-2026 ANNUAL INSTALLMENTS

WHEREAS, the City of Princeton (the "City") has created the Windmore Public Improvement District (the "PID") in accordance with the requirements of Section 372.005 of the Public Improvement District Assessment Act (the "Act"); and

WHEREAS, the City Council has approved and accepted the Service and Assessment Plan for Windmore Public Improvement District (Improvement Area #1 and #2) in conformity with the requirements of the Act and adopted the assessment ordinance, which assessment ordinance approved the assessment roll and levied the assessments on property within the PID; and

WHEREAS, pursuant to Section 371.013 of the Act, the Service and Assessment Plan must cover a period of at least five years and must also define the annual indebtedness and projected costs for improvements and such Service and Assessment Plan must be reviewed and updated annually for the purpose of determining the annual budget for improvements; and

WHEREAS, the City requires that an update to the Service and Assessment Plan and the Assessment Roll for Windmore Public Improvement District (Improvement Area #1 and #2) for 2025-2026 (the "Annual Service Plan Update") be prepared, setting forth the annual budget for improvements and the annual installment for assessed properties in Improvement Area #1 and #2, and the City now desires to approve such Annual Service and Assessment Plan Update.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PRINCETON, TEXAS, THAT:

Section 1. Findings. The findings and determinations set forth in the preambles hereto are hereby incorporated by reference for all purposes.

Section 2. Terms. Terms not otherwise defined herein are defined in the City of Princeton, Windmore Public Improvement District (Improvement Area #1 and #2) Annual Service and Assessment Plan Update attached hereto as *Exhibit A*.

Section 3. Approval of Update. The 2025-2026 Annual Service and Assessment Plan Update for the Windmore Public Improvement District (Improvement Area #1 and #2) is hereby approved and accepted by the City Council.

Section 4. Severability. If any provision, section, subsection, sentence, clause or phrase of this ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this ordinance or the application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council that no portion hereof, or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity of any other portion here, and all provisions of this ordinance are declared to be severable for that purpose.

Section 5. Effective Date. This ordinance shall take effect from and after its final date of passage, and it is accordingly so ordered.

PASSED, APPROVED AND EFFECTIVE this August 25, 2025.

Eugene Edwards Jr
Mayor

ATTEST:

[Signature]
City Secretary

EXHIBIT A

**2025-2026 Annual Service and Assessment Plan
Update**

**WINDMORE
PUBLIC IMPROVEMENT DISTRICT**

CITY OF PRINCETON, TEXAS



**ANNUAL SERVICE PLAN UPDATE
2025-26**

**AS APPROVED BY CITY COUNCIL ON:
AUGUST 25, 2025**

PREPARED BY:
MUNICAP, INC.
— PUBLIC FINANCE —

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WINDMORE PUBLIC IMPROVEMENT DISTRICT

ANNUAL SERVICE PLAN UPDATE – 2025-26

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I. INTRODUCTION

The Windmore Public Improvement District (the "PID") was created by Resolution No. 2022-05-23-R-01 adopted by the City Council of the City of Princeton (the "City Council") on May 23, 2022 in accordance with Chapter 372 of the Texas Local Government Code (the "PID Act") to finance and/or reimburse the Authorized Improvements Cost for the benefit of the property in the PID.

On October 28, 2024, the, the City of Princeton (the "City") approved issuance of the City of Princeton, Texas Special Assessment Revenue Bonds, Series 2024 (Windmore Public Improvement District Improvement Area No. 1 Project) (the "Improvement Area No. 1 PID Bonds") in the aggregate principal amount of \$4,585,000, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in Improvement Area No. 1 of the PID. The Improvement Area No. 1 PID Bonds are secured by the Improvement Area No. 1 Assessments.

On May 27, 2025, the City approved issuance of the City of Princeton, Texas Special Assessment Revenue Bonds, Series 2025 (Windmore Public Improvement District Improvement Area No. 2 Project) (the "Improvement Area No. 2 PID Bonds") in the aggregate principal amount of \$6,712,000, to finance, refinance, provide or otherwise assist in the acquisition, construction and maintenance of the public improvements provided for the benefit of the property in Improvement Area No. 2 of the PID. The Improvement Area No. 2 PID Bonds are secured by the Improvement Area No. 2 Assessments.

A service and assessment plan originally dated as of October 28, 2024, and most recently updated on May 27, 2025 (the "Current Service and Assessment Plan" or "Current SAP") was prepared at the direction of the City identifying the public improvements (the "Authorized Improvements") to be provided by the PID, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the PID for the costs of the Authorized Improvements. Pursuant to the PID Act, the Service and Assessment Plan must be reviewed and updated annually. This document is the annual update of the Service and Assessment Plan for 2025-26 (the "Annual Service Plan Update") pursuant to Sections 372.013, 372.014, and 372.016 of the PID Act.

The City also adopted Assessment Rolls identifying the assessments on each Parcel within the PID, based on the method of assessment identified in the Service and Assessment Plan. This Annual Service Plan Update also updates the Improvement Area No. 1 Assessment Roll and Improvement Area No. 2 Assessment Roll for 2025-26.

The PID Act, as amended, requires, among other things, (i) all Service and Assessment Plans and Annual Service Plan Updates be approved through ordinance or order to be filed with the county clerk of each county in which all or part of the PID is located within seven days and (ii) include a copy of the notice form required by Section 5.014 of the Texas Property Code (the "PID Assessment Notice") as disclosure of the obligation to pay PID Assessments. This Annual Service

Plan Update includes a copy of the PID Assessment Notice as Appendix D and copy of this Annual Service Plan Update will be filed with the county clerk in each county in which all or a part of the PID is located not later than seven (7) days after the date the governing body of the City approves this Annual Service Plan Update.

Capitalized terms shall have the meanings set forth in the Current Service and Assessment Plan unless otherwise defined herein.

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II. UPDATE OF THE SERVICE PLAN

Pursuant to Section 372.013 of the PID Act, the Service Plan must:

- (i) define the annual indebtedness and the projected costs for the improvements,
- (ii) cover a period of at least five (5) years, and
- (iii) include a copy of the notice form required by Section 5.014 of the Texas Property Code.

The governing body of the municipality or county shall review and update the service plan annually for the purpose of determining the annual budget for improvements.

A. PID INDEBTEDNESS - SOURCES AND USES FOR AUTHORIZED IMPROVEMENTS

Improvement Area No. 1 Sources and Uses

The sources and uses of funds for the Improvement Area No. 1 PID Bonds are presented below in Table II-A-1 below, as shown in the Current SAP.

According to the offering documents for Improvement Area No. 1 PID Bonds, Improvement Area No. 1 Improvements have been completed and accepted by the City.

Table II-A-1
Improvements Area No. 1 Sources and Uses of Funds

Description	Improvement Area No. 1 Improvements	Future Phases Property	Single-Family – Rental Property	Impact Fee Eligible Improvements	Phase 1 Additional Public Improvements	Phase 1 Private Improvements	Total
Sources of Funds							
Bond Proceeds	\$4,585,000	\$0	\$0	\$0	\$0	\$0	\$4,585,000
Original Issue Discount	(\$16,874)	\$0	\$0	\$0	\$0	\$0	(\$16,874)
Owner Contribution	\$5,008,318	\$3,123,406	\$271,111	\$4,309,743	\$0	\$5,522,114	\$18,234,692
City PID Fee	\$0	\$0	\$0	\$0	\$306,000	\$0	\$306,000
Total Sources of Funds	\$9,576,444	\$3,123,406	\$271,111	\$4,309,743	\$306,000	\$5,522,114	\$23,108,818
Uses of Funds							
Budgeted Costs							
Authorized Improvements	\$8,783,318	\$3,123,406	\$271,111	\$0	\$0	\$0	\$12,177,835
Debt Service Reserve	\$319,751	\$0	\$0	\$0	\$0	\$0	\$319,751
Capitalized Interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Costs of Issuance	\$305,825	\$0	\$0	\$0	\$0	\$0	\$305,825
Underwriter's Discount	\$137,550	\$0	\$0	\$0	\$0	\$0	\$137,550
Administrative Fund	\$30,000	\$0	\$0	\$0	\$0	\$0	\$30,000
Impact Fee Eligible Improvements	\$0	\$0	\$0	\$4,309,743	\$0	\$0	\$4,309,743
Private Improvements	\$0	\$0	\$0	\$0	\$0	\$5,522,114	\$5,522,114
City PID Fee Account	\$0	\$0	\$0	\$0	\$306,000	\$0	\$306,000
Total Uses	\$9,576,444	\$3,123,406	\$271,111	\$4,309,743	\$306,000	\$5,522,114	\$23,108,818

Improvement Area No. 2 Sources and Uses

The sources and uses of funds for the Improvement Area No. 2 PID Bonds are presented below in Table II-A-2 below, as shown in the Current SAP.

According to the offering documents for Improvement Area No. 2 PID Bonds, Improvement Area No. 2 Improvements have been completed and accepted by the City.

Table II-A-2
Improvements Area No. 2 Sources and Uses of Funds

Description	Improvement Area No. 2 Improvements	Phase 1 Authorized Improvements Allocated to Phase 2	Total Budgeted Costs of Phase 2 Authorized Improvements	Phase 2 Additional Public Improvements	Phase 2 Private Improvements	Grand Total
<i>Sources of Funds</i>						
Bond Proceeds	\$5,883,528	\$828,472	\$6,712,000	\$0	\$0	\$6,712,000
Original Issue Discount	(\$24,882)	(\$3,504)	(\$28,386)	\$0	\$0	(\$28,386)
Owner Contribution	\$2,156,624	\$303,679	\$2,460,303	\$0	\$2,418,532	\$4,878,835
City PID Fee	\$0	\$0	\$0	\$487,800	\$0	\$487,800
Total Sources of Funds	\$8,015,270	\$1,128,648	\$9,143,917	\$487,800	\$2,418,532	\$12,050,249
<i>Uses of Funds</i>						
<i>Budgeted Costs</i>						
Phase 1 Authorized Improvements	\$0	\$991,810	\$991,810	\$0	\$0	\$991,810
Phase 2 Authorized Improvements	\$7,043,494	\$0	\$7,043,494	\$0	\$0	\$7,043,494
Debt Service Reserve	\$428,225	\$60,299	\$488,524	\$0	\$0	\$488,524
Costs of Issuance	\$340,748	\$47,982	\$388,730	\$0	\$0	\$388,730
Underwriter's Discount	\$176,506	\$24,854	\$201,360	\$0	\$0	\$201,360
Administrative Fund	\$26,297	\$3,703	\$30,000	\$0	\$0	\$30,000
Private Improvements	\$0	\$0	\$0	\$0	\$2,418,532	\$2,418,532
City PID Fee Account	\$0	\$0	\$0	\$487,800	\$0	\$487,800
Total Uses	\$8,015,270	\$1,128,648	\$9,143,917	\$487,800	\$2,418,532	\$12,050,249

B. PROJECTED COSTS OF THE AUTHORIZED IMPROVEMENTS

Description of the Improvement Area No. 1 Improvements

Pursuant to the Current SAP, the description of the Improvement Area No. 1 Improvements follows:

- Road improvements, including but not limited to, subgrade, paving, ramps, sidewalks, curbs, streetlights and poles, signs, testing, and bonds;
- Water facilities, including but not limited to, lines, valves, fittings, fire hydrants, irrigation sleeves, testing, bonds, and all other works, equipment, and services for the transmission of water;
- Sanitary sewer facilities, including but not limited to, lines, manholes, lift station, force main, testing, bonds, and all other works, equipment, and services for the collection and transportation of wastewater;
- Storm drainage improvements, including but not limited to, storm drain lines and pipes, inlets, manholes; headwalls, rip rap, detention pond overflow, concrete

channel, testing, bonds, and all other works, equipment, and services for the collection, detention, and transportation of storm water;

- Landscape and open space within public rights-of-ways;
- Earthwork; and
- Soft costs, including but not limited to, engineering, surveying, testing, plan check and inspection fees.

The Budgeted Costs for the Improvement Area No. 1 Authorized Improvement Costs are presented below in Table II-B-1 on the following page, as shown in the Current SAP.

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Table II-B-1
Improvement Area No. 1 – Budgeted Costs and Indebtedness

Description	Improvement Area No. 1 Improvements	Future Phases Property	Single-Family – Zero Property	Impact Fee Eligible Improvements	Phase 1 Additional Public Improvements	Phase 1 Private Improvements	Total
Public Improvements							
Paving							
On-site							
Excluding Hardscape and Earthwork	\$1,801,418	\$0	\$0	\$0	\$0	\$0	\$1,801,418
Hardscape	\$543,423	\$0	\$0	\$0	\$0	\$0	\$543,423
Earthwork	\$68,551	\$0	\$0	\$0	\$0	\$0	\$68,551
Sidewalks & Ramps	\$180,295	\$0	\$0	\$0	\$0	\$0	\$180,295
Beauchamp Blvd.	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Excluding Hardscape and Earthwork	\$0	\$0	\$0	\$1,693,024	\$0	\$0	\$1,693,024
Hardscape	\$0	\$0	\$0	\$463,074	\$0	\$0	\$463,074
Earthwork	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Sidewalks & Ramps	\$0	\$0	\$0	\$372,833	\$0	\$0	\$372,833
Water							
On-site	\$1,135,519	\$0	\$0	\$0	\$0	\$0	\$1,135,519
Off-Phase	\$0	\$447,230	\$0	\$0	\$0	\$0	\$447,230
Beauchamp Blvd.	\$0	\$0	\$0	\$819,308	\$0	\$0	\$819,308
Sewer							
On-site	\$1,525,313	\$0	\$0	\$0	\$0	\$0	\$1,525,313
Off-Phase	\$350,458	\$2,181,089	\$267,998	\$0	\$0	\$0	\$2,799,545
Beauchamp Blvd.	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Storm	\$0	\$0	\$0	\$0	\$0	\$0	\$0
On-site	\$2,158,079	\$0	\$0	\$0	\$0	\$0	\$2,158,079
Off-Phase	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Beauchamp Blvd.	\$0	\$0	\$0	\$519,700	\$0	\$0	\$519,700
Maintenance Bonds							
On-site	\$55,979	\$0	\$0	\$0	\$0	\$0	\$55,979
Off-Phase	\$4,071	\$30,532	\$3,113	\$0	\$0	\$0	\$37,716
Beauchamp Blvd.	\$0	\$0	\$0	\$15,555	\$0	\$0	\$15,555
Landscape/Open Spacea							
On-site	\$216,431	\$0	\$0	\$0	\$0	\$0	\$216,431
Off-Phase	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Beauchamp Blvd.	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Soft Costs ^b							
On-site	\$674,208	\$0	\$0	\$0	\$0	\$0	\$674,208
Off-Phase	\$69,573	\$464,556	\$0	\$0	\$0	\$0	\$534,129
Beauchamp Blvd.	\$0	\$0	\$0	\$426,250	\$0	\$0	\$426,250
Subtotal Public Improvements	\$8,783,318	\$3,123,407	\$271,111	\$4,309,744	\$0	\$0	\$16,487,580
Total Assessed Public Improvements	\$3,775,000	\$0	\$0	\$0	\$0	\$0	\$3,775,000
City Impact Fees	\$0	\$0	\$0	\$0	\$306,000	\$0	\$306,000
Private Improvements							
Erosion Control (Lot Improvements)	\$0	\$0	\$0	\$0	\$0	\$85,671	\$85,671
Excavation (Lot Improvements)	\$0	\$0	\$0	\$0	\$0	\$1,013,501	\$1,013,501
Retaining Walls	\$0	\$0	\$0	\$0	\$0	\$171,222	\$171,222
Private Open Space	\$0	\$0	\$0	\$0	\$0	\$1,012,152	\$1,012,152
Amenity Center	\$0	\$0	\$0	\$0	\$0	\$2,800,000	\$2,800,000
Miscellaneous Hard Costs (CBUs)	\$0	\$0	\$0	\$0	\$0	\$50,000	\$50,000
Soft Costs ^b	\$0	\$0	\$0	\$0	\$0	\$389,568	\$389,568
Subtotal Private Improvements	\$0	\$0	\$0	\$0	\$0	\$5,522,114	\$5,522,114
PID Bond Related Costs							
Original Issue Discount	\$16,874	\$0	\$0	\$0	\$0	\$0	\$16,874
Debt Service Reserve	\$319,751	\$0	\$0	\$0	\$0	\$0	\$319,751
Capitalized Interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Costs of Issuance	\$305,825	\$0	\$0	\$0	\$0	\$0	\$305,825
Underwriter's Discount	\$137,550	\$0	\$0	\$0	\$0	\$0	\$137,550
Administrative Fund	\$30,000	\$0	\$0	\$0	\$0	\$0	\$30,000
Principal Assessed	\$4,585,000	\$0	\$0	\$0	\$0	\$0	\$4,585,000

Description of the Improvement Area No. 2 Improvements

Pursuant to the Current SAP, the description of the Improvement Area No. 1 Improvements follows:

- Road improvements, including but not limited to, subgrade, paving, ramps, sidewalks, curbs, streetlights and poles, signs, testing, and bonds;
- Water facilities, including but not limited to, lines, valves, fittings, fire hydrants, irrigation sleeves, testing, bonds, and all other works, equipment, and services for the transmission of water;
- Sanitary sewer facilities, including but not limited to, lines, manholes, lift station, force main, testing, bonds, and all other works, equipment, and services for the collection and transportation of wastewater;
- Storm drainage improvements, including but not limited to, storm drain lines and pipes, inlets, manholes; headwalls, rip rap, detention pond overflow, concrete channel, testing, bonds, and all other works, equipment, and services for the collection, detention, and transportation of storm water;
- Landscape and open space within public rights-of-ways;
- Earthwork; and
- Soft costs, including but not limited to, engineering, surveying, testing, plan check and inspection fees, construction management costs, and legal, financial and other consulting costs incurred in connection with the creation of the PID and the levy of the Improvement Area No. 2 Assessments.

The Budgeted Costs for the Improvement Area No. 2 Authorized Improvement Costs are presented below in Table II-B-2 on the following page, as shown in the Current SAP.

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Table II-B-2
Improvement Area No. 2 – Budgeted Costs and Indebtedness

Description	Improvement Area No. 2 Improvements	Phase 1 Authorized Improvements Allocated to Phase 2	Total Budgeted Costs of Phase 2 Authorized Improvements	Phase 2 Additional Public Improvements	Phase 2 Private Improvements	Grand Total
Public Improvements						
Paving						
On-site						
Excluding Hardscape and Earthwork	\$2,062,625	\$0	\$2,062,625	\$0	\$0	\$2,062,625
Hardscape	\$110,915	\$0	\$110,915	\$0	\$0	\$110,915
Earthwork	\$67,548	\$0	\$67,548	\$0	\$0	\$67,548
Sidewalks & Ramps	\$56,273	\$0	\$56,273	\$0	\$0	\$56,273
Collector Road	\$0	\$0	\$0	\$0	\$0	\$0
Excluding Hardscape and Earthwork	\$143,038	\$0	\$143,038	\$0	\$0	\$143,038
Hardscape	\$6,660	\$0	\$6,660	\$0	\$0	\$6,660
Earthwork	\$0	\$0	\$0	\$0	\$0	\$0
Sidewalks & Ramps	\$0	\$0	\$0	\$0	\$0	\$0
Water						
On-site	\$969,228	\$0	\$969,228	\$0	\$0	\$969,228
Off-Phase	\$0	\$256,778	\$256,778	\$0	\$0	\$256,778
Collector Road	\$100,173	\$0	\$100,173	\$0	\$0	\$100,173
Sewer						
On-site	\$813,926	\$0	\$813,926	\$0	\$0	\$813,926
Off-Phase	\$0	\$558,672	\$558,672	\$0	\$0	\$558,672
Collector Road	\$0	\$0	\$0	\$0	\$0	\$0
Storm						
On-site	\$1,657,230	\$0	\$1,657,230	\$0	\$0	\$1,657,230
Off-Phase	\$0	\$0	\$0	\$0	\$0	\$0
Collector Road	\$102,980	\$0	\$102,980	\$0	\$0	\$102,980
Maintenance Bonds						
On-site	\$51,750	\$0	\$51,750	\$0	\$0	\$51,750
Off-Phase	\$0	\$9,473	\$9,473	\$0	\$0	\$9,473
Collector Road	\$0	\$0	\$0	\$0	\$0	\$0
Landscape/Open Space ^a						
On-site	\$28,175	\$0	\$28,175	\$0	\$0	\$28,175
Off-Phase	\$0	\$0	\$0	\$0	\$0	\$0
Collector Road	\$0	\$0	\$0	\$0	\$0	\$0
Soft Costs ^b						
On-site	\$677,762	\$0	\$677,762	\$0	\$0	\$677,762
Off-Phase	\$0	\$166,887	\$166,887	\$0	\$0	\$166,887
Collector Road	\$50,212	\$0	\$50,212	\$0	\$0	\$50,212
Financial, Legal, and Other Consulting	\$145,000	\$0	\$145,000	\$0	\$0	\$145,000
Subtotal Public Improvements	\$7,043,494	\$991,810	\$8,035,304	\$0	\$0	\$8,035,304
Total Assessed Public Improvements	\$4,886,869	\$688,131	\$5,575,000	\$0	\$0	\$5,575,000
City Impact Fees	\$0	\$0	\$0	\$487,800	\$0	\$487,800
Private Improvements						
Excavation (Lot Improvements)	\$0	\$0	\$0	\$0	\$1,312,409	\$1,312,409
Erosion Control (Lot Improvements)	\$0	\$0	\$0	\$0	\$106,473	\$106,473
Retaining Walls	\$0	\$0	\$0	\$0	\$122,712	\$122,712
Private Open Space HS/LS/IRR	\$0	\$0	\$0	\$0	\$527,479	\$527,479
Soft Costs ^b	\$0	\$0	\$0	\$0	\$349,459	\$349,459
Subtotal Private Improvements	\$0	\$0	\$0	\$0	\$2,418,532	\$2,418,532
PID Bond Related Costs						
Original Issue Discount	\$24,882	\$3,504	\$28,386	\$0	\$0	\$28,386
Debt Service Reserve	\$428,225	\$60,299	\$488,524	\$0	\$0	\$488,524
Costs of Issuance	\$340,748	\$47,982	\$388,730	\$0	\$0	\$388,730
Underwriter's Discount	\$176,506	\$24,854	\$201,360	\$0	\$0	\$201,360
Administrative Fund	\$26,297	\$3,703	\$30,000	\$0	\$0	\$30,000
Principal Assessed	\$5,883,528	\$828,472	\$6,712,000	\$0	\$0	\$6,712,000

C. ANNUAL BUDGET

Improvement Area No. 1 PID Bonds

Pursuant to Sections 372.017 and 372.018 of the PID Act, the City may provide that the Assessments be paid in periodic installments and may bear interest at the rate specified by and beginning at the time or times or on the occurrence of one or more events specified by the City Council in an Assessment Ordinance. Such installments must (i) be in amounts necessary to retire the indebtedness on the improvements and (ii) continue for the period approved by the City Council for the payment of the installments. The City Council has determined that the Assessments shall be collected in installments corresponding in number to the annual installments of principal, including mandatory sinking fund payments, on the PID Bonds and bear interest at the actual interest rate on the PID Bonds plus the Additional Interest Rate.

Each Parcel's Annual Installment, as defined in the Current SAP, shall include an annual installment of interest and principal in proportionate amount to the corresponding annual installment of interest and principal on the applicable PID Bonds, the Additional Interest, and a proportionate share, based on such Parcel's outstanding Assessment, of the Administrative Expenses. Such Annual Installments may be reduced by available funds held in trust under and in accordance with the Indenture.

The City or County Tax Assessor/Collector will invoice each owner of a benefited Parcel within the Property at the same time as the City's annual property tax bill, and the Annual Installment shall be due and payable, and incur penalty and interest for unpaid Annual Installments in the same manner as provided for the City's property taxes. Thereafter, subsequent Annual Installments shall be due in the same manner in each succeeding calendar year until the Assessment together with interest, including the Additional Interest, and Administrative Expenses as provided herein has been paid in full.

Failure of an owner to receive an Annual Installment on the property tax bill shall not relieve the owner of the responsibility for payment of the Assessment or the Annual Installment. Assessments and/or Annual Installments that are delinquent shall incur Delinquent Collection Costs. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. In the event of default or foreclosure of any element of the Development, the City has no financial obligations under the Development Agreement and is only obligated to enforce the collection of the Assessments.

Collection of the Annual Installments for the Assessed Property commenced with the 2024 tax year. The calculation of the Annual Installments for the Improvement Area No. 1 Assessed Property is shown in Table II-C-1 on the following page.

Table II-C-1
Annual Installment Calculations – Improvement Area No. 1

Descriptions	Total	Per 60' Lot	Per 50' Lot
Revenues			
Annual Installments	\$387,956	\$2,300	\$2,194
Reserve Fund	\$1,000	\$6	\$6
Administrative Expense Fund	\$0	\$0	\$0
Total Revenues	\$388,956	\$2,305	\$2,199
Expenditures			
Improvement Area No. 1 PID Bonds			
March 1, 2026 Interest	\$119,876	\$711	\$678
September 1, 2026 Interest	\$119,876	\$711	\$678
September 1, 2026 Principal	\$80,000	\$474	\$452
Additional Interest	\$22,925	\$136	\$130
Administrative Expenses	\$46,280	\$274	\$262
Total Expenditures	\$388,956	\$2,305	\$2,199

Improvement Area No. 2 PID Bonds

Pursuant to Sections 372.017 and 372.018 of the PID Act, the City may provide that the Assessments be paid in periodic installments and may bear interest at the rate specified by and beginning at the time or times or on the occurrence of one or more events specified by the City Council in an Assessment Ordinance. Such installments must (i) be in amounts necessary to retire the indebtedness on the improvements and (ii) continue for the period approved by the City Council for the payment of the installments. The City Council has determined that the Assessments shall be collected in installments corresponding in number to the annual installments of principal, including mandatory sinking fund payments, on the PID Bonds and bear interest at the actual interest rate on the PID Bonds plus the Additional Interest Rate.

Each Parcel's Annual Installment, as defined in the Current SAP, shall include an annual installment of interest and principal in proportionate amount to the corresponding annual installment of interest and principal on the applicable PID Bonds, the Additional Interest, and a proportionate share, based on such Parcel's outstanding Assessment, of the Administrative Expenses. Such Annual Installments may be reduced by available funds held in trust under and in accordance with the Indenture.

The City or County Tax Assessor/Collector will invoice each owner of a benefited Parcel within the Property at the same time as the City's annual property tax bill, and the Annual Installment shall be due and payable, and incur penalty and interest for unpaid Annual Installments in the same manner as provided for the City's property taxes. Thereafter, subsequent Annual Installments shall

be due in the same manner in each succeeding calendar year until the Assessment together with interest, including the Additional Interest, and Administrative Expenses as provided herein has been paid in full.

Failure of an owner to receive an Annual Installment on the property tax bill shall not relieve the owner of the responsibility for payment of the Assessment or the Annual Installment. Assessments and/or Annual Installments that are delinquent shall incur Delinquent Collection Costs. The City Council may provide for other means of collecting the Annual Installments to the extent permitted under the PID Act. In the event of default or foreclosure of any element of the Development, the City has no financial obligations under the Development Agreement and is only obligated to enforce the collection of the Assessments.

Collection of the Annual Installments for the Assessed Property commenced with the 2025 tax year. The calculation of the Annual Installments for the Improvement Area No. 2 Assessed Property is shown in Table II-C-2 below.

Table II-C-2
Annual Installment Calculations – Improvement Area No. 2

Descriptions	Total	Per 60' Lot	Per 50' Lot
Revenues			
Annual Installments	\$566,704	\$2,248	\$2,062
Reserve Fund	\$0	\$0	\$0
Administrative Expense Fund	\$10,000	\$40	\$36
Total Revenues	\$576,704	\$2,287	\$2,099
Expenditures			
Improvement Area No. 2 PID Bonds			
March 1, 2026 Interest	\$263,627	\$1,046	\$959
September 1, 2026 Interest	\$192,898	\$765	\$702
September 1, 2026 Principal	\$32,000	\$127	\$116
Additional Interest	\$33,560	\$133	\$122
Administrative Expenses	\$54,620	\$217	\$199
Total Expenditures	\$576,704	\$2,287	\$2,099

D. FIVE YEAR SERVICE PLAN

A service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the indebtedness expected to be incurred for Improvement Area No. 1 is shown by Table II-D-1 below.

Table II-D-1
Five-Year Projection of Annual Installments – Improvement Area No. 1

Tax Year	Bond Year	Principal and Interest	Additional Interest	Administrative Expenses	Total
2025	2026	\$319,751	\$22,925	\$46,280	\$388,956
2026	2027	\$319,251	\$22,525	\$47,206	\$388,982
2027	2028	\$318,620	\$22,110	\$48,150	\$388,880
2028	2029	\$317,858	\$21,680	\$49,113	\$388,650
2029	2030	\$317,964	\$21,235	\$50,095	\$389,294
2030	2031	\$316,895	\$20,770	\$51,097	\$388,762
2031	2032	\$316,695	\$20,290	\$52,119	\$389,104
2032	2033	\$315,570	\$19,790	\$53,161	\$388,521

A service plan must cover a period of five years. All the Authorized Improvements are expected to be built within a period of five years. The anticipated budget for the Authorized Improvements over a period of five years and the indebtedness expected to be incurred for Improvement Area No. 2 is shown by Table II-D-2 below.

Table II-D-2
Five-Year Projection of Annual Installments – Improvement Area No. 2

Tax Year	Bond Year	Principal and Interest	Additional Interest	Administrative Expenses	Total
2025	2026	\$488,524	\$33,560	\$54,620	\$576,704
2026	2027	\$488,355	\$33,400	\$55,712	\$577,467
2027	2028	\$487,675	\$32,880	\$56,827	\$577,382
2028	2029	\$487,815	\$32,340	\$57,963	\$578,118
2029	2030	\$486,730	\$31,775	\$59,122	\$577,627
2030	2031	\$486,465	\$31,190	\$60,305	\$577,960
2031	2030	\$485,975	\$30,580	\$61,511	\$578,066

E. PID ASSESSMENT NOTICE

The PID Act requires that this Service and Assessment Plan and each Annual Service Plan Update include a copy of the notice form required by Section 5.014 of the Texas Property Code. The PID Assessment Notice is attached hereto as Appendix D.

Section 372.013 of the PID Act, as amended, stipulates that a person who proposes to sell or otherwise convey real property that is located in the PID, except in certain situation described in the PID Act, shall first give to the purchaser of the property a copy of the completed PID Assessment Notice. The PID Assessment Notice shall be given to a prospective purchaser before

the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller provided the required notice, the purchaser, subject to certain exceptions described in the PID Act, is entitled to terminate the contract.

The PID Assessment Notice shall be executed by the seller and must be filed in the real property records of the County in which the property is located at the closing of the purchase and sale of the property.

F. BOND REDEMPTION RELATED UPDATES

Improvement Area No. 1 PID Bonds

The Improvement Area No. 1 PID Bonds were issued in 2024. Pursuant to Section IV of the Improvement Area No. 1 PID Bonds Indenture, the City reserves the right and option to redeem the Improvement Area No. 1 PID Bonds before their scheduled maturity dates, in whole or in part, on any date on or after **September 1, 2032**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Major Improvement Project Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes refunding of the Improvement Area No. 1 PID Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

Improvement Area No. 2 PID Bonds

The Improvement Area No. 2 PID Bonds were issued in 2025. Pursuant to Section IV of the Improvement Area No. 2 PID Bonds Indenture, the City reserves the right and option to redeem the Improvement Area No. 2 PID Bonds before their scheduled maturity dates, in whole or in part, on any date on or after **September 1, 2032**, such redemption date or dates to be fixed by the City, at the redemption prices and dates shown in the Major Improvement Project Indenture.

The Administrator has conducted a preliminary evaluation of the current refunding market conditions, recent PID bond refunding transactions, and other relevant factors. Based on this preliminary evaluation, the Administrator believes refunding of the Improvement Area No. 2 PID Bonds does not appear viable at this time. The Administrator will continue to monitor the refunding market conditions, applicable PID bond refunding transactions, and other relevant factors to determine if refunding becomes viable in the future and will inform the City accordingly.

III. UPDATE OF THE ASSESSMENT PLAN

Pursuant to Section 372.015 of the PID Act, the cost of an improvement to be assessed against property in an improvement district shall be apportioned based on the special benefits accruing to the property because of the improvement. The costs of an improvement may be assessed (i) equally per front foot or square foot, (ii) according to the value of the property as determined by the City Council, with or without regard to improvements on the property, or (iii) in any other manner that results in imposing equal shares of the cost on properties similarly benefited. Furthermore, Section 372.015 of the PID Act provides that the City Council may establish by ordinance or order (i) reasonable classifications and formulas for the apportionment of the cost between the municipality or county and the area to be assessed and (ii) the methods of assessing the special benefits for various classes of improvements. The Assessment Plan describes the special benefit received by each classification of property from the Authorized Improvements, provides the basis and justification for the determination that the special benefit is equal to or greater than the amount of the Assessments, and establishes the methodology by which the City Council apportions costs in a manner that results in equal shares allocated to Parcels similarly benefited.

The determination by the City Council of the assessment methodology set forth herein is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer and all future Parcel owners. Notwithstanding any applicable impact fee, the City shall not be liable for payment of any costs of the Authorized Improvements or the Private Improvements from general funds or other revenues or resources of the City. The City assumes no financial obligation whatsoever in the event of default or foreclosure of any Parcel, portion or phase of the Property.

Assessment Methodology

This method of assessing property has not been changed and the assessed property will continue to be assessed as provided for in the Current Service and Assessment Plan.

A. ALLOCATION OF BUDGETED COSTS

1. Improvement Area No. 1 Improvements

The City Council has determined to allocate the Budgeted Costs of the Improvement Area No. 1 Authorized Improvements to each single-family lot within Improvement Area No. 1 of the PID in proportion to estimated average buildout value (i.e., estimated completed single-family home values). The City Council has further determined that creating assessment classifications based on the anticipated Lot Types within the Improvement Area No. 1 of the PID will result in imposing equal shares of cost on properties similarly benefited. Therefore, the Parcels on which Improvement Area No. 1 Assessments are levied receive a direct and special benefit from the Improvement Area No. 1 Improvements, and this benefit is equal to or greater than the amount assessed.

2. Improvement Area No. 2 Improvements

The City Council has determined to allocate the Budgeted Costs of the Improvement Area No. 2 Authorized Improvements to each single-family lot within Improvement Area No. 2 of the PID in proportion to estimated average buildout value (i.e., estimated completed single-family home values). The City Council has further determined that creating assessment classifications based on the anticipated Lot Types within the Improvement Area No. 2 of the PID will result in imposing equal shares of cost on properties similarly benefited. Therefore, the Parcels on which Improvement Area No. 2 Assessments are levied receive a direct and special benefit from the Improvement Area NO. 2 Improvements, and this benefit is equal to or greater than the amount assessed.

B. CALCULATION OF ASSESSMENTS

1. Improvement Area No. 1 Assessments

As noted in the Current Service and Assessment Plan, the City Council previously determined to allocate Improvement Area No. 1 share of Budgeted Costs to each single-family lot therein proportion to the estimated average buildout values (i.e. estimated completed single-family home values). The City Council has further determined that creating assessment classifications based on the anticipated Lot Types within Improvement Area No. 1 will result in imposing equal shares of cost on properties similarly benefited. Therefore, the Parcels on which Improvement Area No. 1 Assessments are levied receive a direct and special benefit from the Improvement Area No. 1 Authorized Improvements, and this benefit is equal to or greater than the amount assessed. Average buildout values, the anticipated number of Lots for each Lot Type, the resulting Improvement Area No. 1 Assessments per Lot Type, and the estimated Improvement Area No. 1 Assessment per unit are restated for Improvement Area No. 1 in Table III-B-1 below.

Table III-B-1
Allocation of Assessments – Improvement Area No. 1

Lot Type	Estimated Count	Estimated Home Value	Total Buildout Value	% of Buildout Value	% per Lot	Assessment Per Lot Type	Assessment Per Unit
60	142	\$435,000	\$61,770,000	84.17%	0.59%	\$3,859,047	\$27,176
50	28	\$415,000	\$11,620,000	15.83%	0.57%	\$725,953	\$25,927
Total	170		\$73,390,000	100.00%		\$4,585,000	

1. Improvement Area No. 2 Assessments

As noted in the Current Service and Assessment Plan, the City Council previously determined to allocate Improvement Area No. 2 share of Budgeted Costs to each single-family lot therein proportion to the estimated average buildout values (i.e. estimated completed single-family home values). The City Council has further determined that creating assessment classifications based

on the anticipated Lot Types within Improvement Area No. 2 will result in imposing equal shares of cost on properties similarly benefited. Therefore, the Parcels on which Improvement Area No. 2 Assessments are levied receive a direct and special benefit from the Improvement Area No. 2 Authorized Improvements, and this benefit is equal to or greater than the amount assessed. Average buildout values, the anticipated number of Lots for each Lot Type, the resulting Improvement Area No. 2 Assessments per Lot Type, and the estimated Improvement Area No. 2 Assessment per unit are restated for Improvement Area No. 2 in Table III-B-2 below.

Table III-B-2
Allocation of Assessments – Improvement Area No. 2

Lot Type	Estimated Count	Estimated Home Value	Total Buildout Value	% of Buildout Value	% per Lot	Assessment Per Lot Type	Assessment Per Unit
60	42	\$425,000	\$17,850,000	16.66%	0.40%	\$1,118,040	\$26,620
50	229	\$390,000	\$89,310,000	83.34%	0.36%	\$5,593,960	\$24,428
Total	271		\$107,160,000	100.00%		\$6,712,000	

(the remainder of this page is intentionally left blank)

IV. UPDATE OF THE ASSESSMENT ROLL

A. PARCEL UPDATES

According to the Current Service and Assessment Plan, Upon the duly approved subdivision of Assessed Property, including a replat of a previously recorded subdivision plat, the Assessment for the subdivided Parcel shall be reallocated to the new Parcels created by the subdivision as described below.

$$A = S \times (L \div T)$$

Where the terms have the following meanings:

“A” means the allocated Assessment for a new Parcel.

“S” means the Assessment for the subdivided Parcel.

“L” means the Assessment for the Lot Type or sum of the Assessments for the Lot Types, as applicable, for the new Parcel created by the subdivision.

“T” means the total or sum of the Assessments for all new Parcels created by the subdivision based on the Lot Type or number of prospective Lots and Lot Types applicable to such new Parcels.

The determination of the (i) Lot Type or Lot Types applicable to each new Parcel created by the subdivision and (ii) the number of single-family lots applicable to each new Parcel created by the subdivision shall be determined by reference to the recorded final plat(s) for the applicable Phase, the replat of such recorded final plats, if applicable, and prior to the recordation of each such final plat the Final Plats included in Appendix E attached hereto. The Assessment applicable to each Lot Type shall be determined by reference to Table III-B-1 and III-B-2, as applicable.

Any reallocation of Assessments pursuant to this section shall be calculated by the Administrator and reflected in an Annual Service Plan Update approved by the City Council. The reallocation of any Assessments described herein shall be considered an administrative action and will not require any notice or public hearing, as defined in the PID Act, by the City Council. The City shall not approve a final subdivision plat or other document subdividing a Parcel without a letter from the Administrator either (i) confirming that the Assessment for any new Parcel created by the subdivision plat will not exceed the Assessment for the Lot Type or Lot Types applicable to such Parcels or (ii) confirming the payment of the applicable Mandatory Assessment Prepayment as provided for herein.

B. PREPAYMENT OF ASSESSMENTS

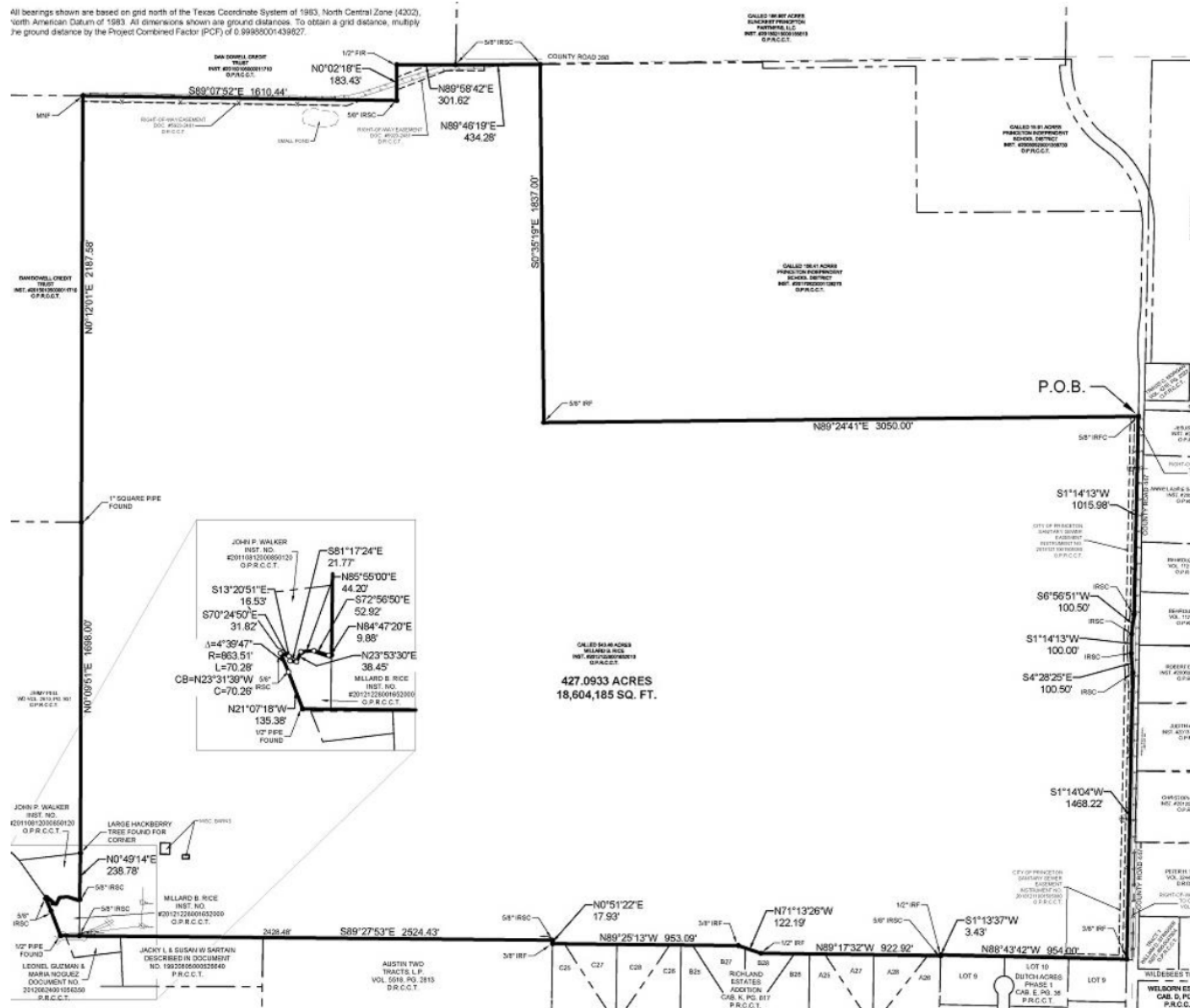
As of July 31, 2025, the Administrator has no knowledge of any Assessment prepayments.

The complete Assessment Rolls are available for review at the City Hall, located at 2000 E. Princeton Drive, Princeton, Texas 75407.

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APPENDIX A
PID MAP, LEGAL DESCRIPTIONS AND CONCEPT PLANS

All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99988001439827.



NOTES:

This survey does not provide any determination concerning wetlands, fault lines, toxic waste or any other environmental issues. Such matters should be clarified by the client or a professional geologist or an environmental engineer.

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

(Pursuant to Commitment for Title Insurance, provided by Fidelity National Title Insurance Company, QF, No. 21-057392, E' affectiva data: 10/01/2021 and 01/08/2021)

METES AND BOUNDS DESCRIPTION OF THE PID BOUNDARIES

BEING a tract of land situated in the William D. Thompson Survey, Abstract Number 892, Collin County, Texas and being a portion of that tract of land conveyed to Millard B. Rice, according to the document filed of record in Instrument Number 20121228001652010, Official Public Record Collin County, Texas (O.P.R.C.C.T.) and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found with plastic cap stamped "SPARR" found on the west side of County Road 447 for the southeast corner of that tract of land conveyed to Princeton I.S.D. according to the document filed of record in Instrument Number 20170823001128270, Official Public Record Collin County, Texas (O.P.R.C.C.T.) and being the common most easterly northeast corner of this tract;

THENCE along the west side of said County Road the following five (5) courses and distances:

South 01°14'13" West, a distance of 1015.98 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 06°56'51" West, a distance of 100.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 01°14'13" West, a distance of 100.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 04°28'25" East, a distance of 100.50 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for a corner of this tract;

South 01°14'04" West, a distance of 1468.22 feet to a 3/8" iron rod found for the northeast corner of Lot 9, Phase 1, Dutch Acres, an addition to Collin County, Texas according to the plat filed of record in Cabinet E. Page 36 Plat Record Collin County, Texas (P.R.C.C.T.) and being the common southeast corner of this tract;

THENCE North 88°43'42" West, with the north line of said Dutch Acres, same being common with the south line of this tract, a distance of 954.00 feet to a 1/2" iron rod found for the northwest corner of said Dutch Acres;

THENCE South 01°13'37" West, with the west line of said Dutch Acres, a distance of 3.43 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of Richland Estates Addition, an addition to Collin County, Texas according to the plat filed of record in Cabinet K, Page 817, (P.R.C.C.T.);

THENCE with the north lines of said Richland Estates, same being common with the south lines of this tract, the following three (3) courses and distances:

North 89°17'32" West, a distance of 922.92 feet to a 1/2" iron rod found for corner;

North 71°13'26" West, a distance of 122.19 feet to a 3/8" iron rod found for corner;

North 89°25'13" West, a distance of 953.09 feet to a 3/8" iron rod found in the east line of that tract of land conveyed to Austin Two Tracts, L.P., according to the document filed of record in Volume,

5518, Page 2813, Deed Record Collin County, Texas (D.R.C.C.T.) for the northwest corner of the above-mentioned Richland Estates and common corner of this tract;

THENCE North 00°51'22" East, with the east line of said Austin Two Tracts L.P. tract, a distance of 17.93 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northeast corner of said tract and being a common corner of this tract;

THENCE North 89°27'53" West, with the north lines of said Austin Two Tracts L.P. tract, that tract of land conveyed to Jacky L & Susan W Sartain described in Document No. 19920805000526640 (P.R.C.C.T.), and of that tract of land conveyed to Leonel Guzman & Maria Noguez, according to the document filed of record in Document No. 20120824001056350 (P.R.C.C.T.), same being common with the south line of this tract, passing the southwest corner of the above-mentioned Rice tract, same being common with the southeast corner of that tract of land conveyed to Millard B. Rice, according to the document filed of record in Instrument No. 20121228001652000 (O.P.R.C.C.T.) at a distance of 2428.48 feet and continuing for a total distance of 2524.43 feet to a 1/2-inch iron pipe found for the southwest corner of said Rice tract recorded in Instrument Number 20121228001652000, same being the southwest corner of this tract;

THENCE North 21°07'18" West, with the west line of said Rice tract recorded in Instrument Number 20121228001652000, a distance of 135.38 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in said west line for a corner of this tract, same being at the beginning of a tangent curve to the left, having a central angle of 4°39'47", a radius of 863.51 feet and a chord bearing and distance of North 23°31'39" West, 70.26 feet;

THENCE with said curve to the left an arc distance of 70.28 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in a creek bed for the northwest corner of said Rice tract recorded in Instrument Number 20121228001652000, same being common with the southwest corner of that tract of land conveyed to John P. Walker, according to the document filed of record in Instrument Number 20110812000850120, (O.P.R.C.C.T.);

THENCE with the north line of said Rice tract recorded in Instrument Number 20121228001652000, same being common with the south line of said Walker tract and said creek bed the following seven (7) course and distances:

South 70°24'50" East, a distance of 31.82 feet,

South 13°20'51" East, a distance of 16.53 feet,

South 81°17'24" East, a distance of 21.77 feet,

North 23°53'30" East, a distance of 38.45 feet,

North 85°55'00" East, a distance of 44.20 feet,

South 72°56'50" East, a distance of 52.92 feet,

North 84°47'20" East, a distance of 9.88 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the west line of the above-mentioned Rice tract recorded in Instrument Number 20121228001652010, for the northeast corner of the above-mentioned Rice tract recorded in Instrument Number 20121228001652000 and being the common southeast corner of the above-mentioned Walker tract;

THENCE North 00°49'14" East, with the east line of said Walker tract, same being common with the west line of said Rice tract recorded in Instrument Number 20121228001652010, a distance of 238.78 feet to a large Bois D Arc tree found at the northeast corner of said Walker Tract, same being common with the southeast corner of that tract of land conveyed to Jimmy Pell, according to the document filed of record in Volume 2610, Page 931 (O.P.R.C.C.T.) and being a corner of this tract;

THENCE North 00°09'51" East, with the east line of said Pell tract, same being common with the west line of this tract, a distance of 1698.00 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the southeast corner of that tract of land conveyed to Dan Dowell Credit Trust, according to the document filed of record in Instrument Number 20150105000011710 (O.P.R.C.C.T.), the common northeast corner of said Pell tract and being a common corner of this tract;

THENCE North 00°12'01" East, with the east line of said Dowell tract, same being common with the west line of this tract, a distance of 2187.58 feet to a Mag Nail found in County Road 398 for an interior "ell" corner of said Dowell tract and being the common northwest corner of this tract;

THENCE South 89°07'52" East, along a portion of said road, with a south line of said Dowell tract, same being common with a north line of this tract, then leaving said road and continuing with said common line, a distance of 1610.44 feet to a 5/8" iron rod found for an exterior "ell" corner of said Dowell tract and common interior "ell" corner of this tract;

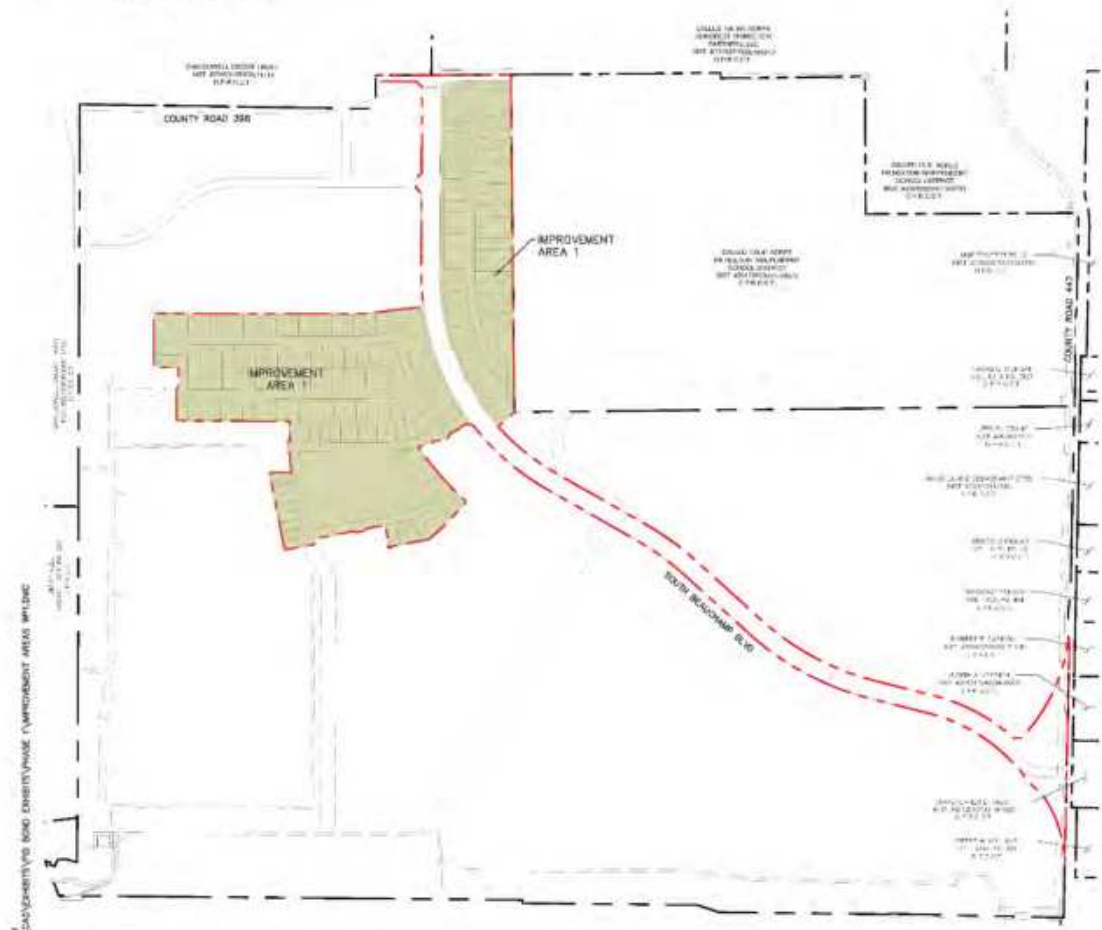
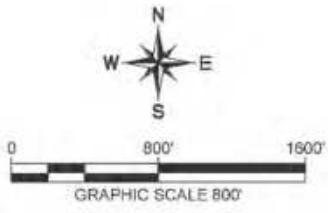
THENCE North 00°02'18" East, with a common line of said tracts, over and across said road, a distance of 183.43 feet to a 1/2" iron rod found for an interior "ell" corner of said Dowell tract and being a common exterior "ell" corner of this tract;

THENCE North 89°58'42" East, with a common line of said tracts, a distance of 301.62 feet to a 5/8" iron rod with plastic cap stamped "KHA" set in said road for the southeast corner of said Dowell tract, the common southwest corner of that tract of land conveyed to Suncrest Princeton Partners, LLC., according to the document field of record in Instrument Number 20180215000185810 (O.P.R.C.C.T.) and being a common corner of this tract;

THENCE North 89°46'19" East, with a portion of the south line of said Suncrest tract, same being common with the north line of this tract, a distance of 434.28 feet to a 5/8" iron rod with plastic cap stamped "KHA" set for the northwest corner of the above-mentioned Princeton I.S.D. tract and most northerly northeast corner of this tract;

THENCE South 00°35'19" East, with the west line of said I.S.D. tract, same being common with an east line of this tract, a distance of 1837.00 feet to a 5/8" iron rod found in cultivated field for the southwest corner of said I.S.D. tract and common corner of this tract;

THENCE North 89°24'41" East, with the south line of said I.S.D. tract, same being common with a north line of this tract, a distance of 3050.00 feet to the **POINT OF BEGINNING** and containing 18,6046,185 square feet or 427.0933 acres of land, more or less.



KIMLEY-HORN, AUSTIN 5/17/2024 3:04 PM
 K:\06_04\064\0641742-WINDMORE\0641742\IMPROVEMENT AREAS\IMPROVEMENT AREAS PHASE 1
 5/17/2024 3:01 PM

IMPROVEMENT AREA LOT SUMMARY	
LOT TYPE	COUNT
50' x 115'	28
60' x 115'	142
TOTAL	170

WINDMORE PHASE 1

City of Princeton, Collin County, Texas
May 24

PLOTTED BY
 TMC NAME
 LAST DATE

Kimley»Horn
 400 N. Oakland Dr.
 Suite 101
 Oviatt, Texas 75001
 972-501-2200
 State of Texas Registration No. F-328
THIS DOCUMENT IS PRELIMINARY AND NOT FOR CONSTRUCTION. IT IS SUBJECT TO CHANGE WITHOUT NOTICE.



IMPROVEMENT AREA LOT SUMMARY	
LOT TYPE	COUNT
50' x 115'	229
80' x 115'	42
TOTAL	271

City of Princeton, Collin County, Texas
June 24

PLACED IN
ONE NAME
LAST SAVED



610 N. California St.
 Suite 100
 Davis, CA 95618
 (916) 451-4400
 Fax: (916) 451-4401

METES AND BOUNDS DESCRIPTION OF IMPROVEMENT AREA NO. 1

WHEREAS GRBK Edgewood LLC, is the owner of a tract of land situated in the William D. Thompson Survey, Abstract No. 892, Collin County, Texas and being a portion of that tract of land conveyed to GRBK Edgewood LLC, according to the document filed of record in Instrument No. 20220315000414390, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod in the west line of that tract of land conveyed to Princeton I.S.D., according to the document filed of record in Instrument No. 20170823001128270, (O.P.R.C.C.T.), same being common with an east line of said GRBK tract, in the south line of County Road 398;

THENCE South 00°35'19" East, with said common line, a distance of 1,802.00 feet to a 5/8-inch iron rod found for the southwest corner of said I.S.D. tract and common corner of this tract;

THENCE over and across the above-mentioned GRBK tract as follows:

South 48°11'03" West, a distance of 118.41 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a non-tangent curve to the left with a radius of 1,249.00 feet, a central angle of 18°31'22", and a chord bearing and distance of South 51°04'39" East, 402.03 feet;

With said curve to the left, an arc distance of 403.78 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 60°20'20" East, a distance of 567.26 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a tangent curve to the right with a radius of 1,550.00 feet, a central angle of 12°35'44", and a chord bearing and distance of South 54°02'28" East, 340.05 feet;

With said curve to the right, an arc distance of 340.74 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 47°44'36" East, a distance of 473.28 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a tangent curve to the left with a radius of 1,450.00 feet, a central angle of 28°07'31", and a chord bearing and distance of South 61°48'22" East, 704.65 feet;

With said curve to the left, an arc distance of 711.77 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 75°52'07" East, a distance of 325.87 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a tangent curve to the right with a radius of 1,050.00 feet, a central angle of 27°24'23", and a chord bearing and distance of South 62°09'56" East, 497.47 feet;

With said curve to the right, an arc distance of 502.25 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North $88^{\circ}09'54''$ East, a distance of 43.02 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a non-tangent curve to the left with a radius of 970.00 feet, a central angle of $35^{\circ}55'53''$, and a chord bearing and distance of North $25^{\circ}09'21''$ East, 598.39 feet;

With said curve to the left, an arc distance of 608.31 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the west line of County Road 447, same being common with the east line the above-mentioned GRBK tract, for corner of this tract;

THENCE South $04^{\circ}28'25''$ East, with said common line, a distance of 52.57 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

THENCE South $01^{\circ}14'06''$ West, continuing with said common line, a distance of 1,194.55 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for the southeast corner of this tract at the beginning of a non-tangent curve to the left with a radius of 670.00 feet, a central angle of $31^{\circ}18'35''$, and a chord bearing and distance of North $14^{\circ}27'22''$ West, 361.59 feet;

THENCE over and across the above-mentioned GRBK tract as follows:

With said curve to the left, an arc distance of 366.13 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a compound curve to the left with a radius of 300.00 feet, a central angle of $20^{\circ}23'52''$, and a chord bearing and distance of North $40^{\circ}18'41''$ West, 106.24 feet;

With said curve to the left, an arc distance of 106.80 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a reverse curve to the right with a radius of 300.00 feet, a central angle of $13^{\circ}55'47''$, and a chord bearing and distance of North $43^{\circ}32'44''$ West, 72.76 feet;

With said curve to the right, an arc distance of 72.94 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a reverse curve to the left with a radius of 950.00 feet, a central angle of $39^{\circ}17'17''$, and a chord bearing and distance of North $56^{\circ}13'29''$ West, 638.73 feet;

With said curve to the left, an arc distance of 651.42 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North $75^{\circ}52'07''$ West, a distance of 325.87 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a tangent curve to the right with a radius of 1,550.00 feet, a central angle of $28^{\circ}07'31''$, and a chord bearing and distance of North $61^{\circ}48'22''$ West, 753.25 feet;

With said curve to the right, an arc distance of 760.86 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North $47^{\circ}44'36''$ West, a distance of 473.28 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a tangent curve to the left with a radius of 1,450.00 feet, a central angle of $12^{\circ}35'44''$, and a chord bearing and distance of North $54^{\circ}02'28''$ West, 318.12 feet;

With said curve to the left, an arc distance of 318.76 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 60°20'20" West, a distance of 567.26 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a tangent curve to the right with a radius of 1,349.00 feet, a central angle of 22°35'42", and a chord bearing and distance of North 49°02'29" West, 528.55 feet;

With said curve to the right, an arc distance of 531.99 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 81°15'28" West, a distance of 43.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 54°35'32" West, a distance of 13.05 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a tangent curve to the right with a radius of 775.00 feet, a central angle of 06°31'49", and a chord bearing and distance of South 57°51'27" West, 88.28 feet;

With said curve to the right, an arc distance of 88.33 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 12°35'06" West, a distance of 13.15 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a non-tangent curve to the left with a radius of 1,490.00 feet, a central angle of 00°04'47", and a chord bearing and distance of South 36°33'14" East, 2.07 feet;

With said curve to the left, an arc distance of 2.07 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 53°24'22" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a non-tangent curve to the right with a radius of 1,540.00 feet, a central angle of 00°24'56", and a chord bearing and distance of North 36°23'10" West, 11.17 feet;

With said curve to the right, an arc distance of 11.17 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

North 75°00'17" West, a distance of 15.54 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract at the beginning of a non-tangent curve to the right with a radius of 775.00 feet, a central angle of 08°31'30", and a chord bearing and distance of South 70°36'53" West, 115.21 feet;

With said curve to the right, an arc distance of 115.31 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 35°44'29" East, 62.36 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 37°47'07" East, 59.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 39°49'45" East, 59.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 40°51'04" East, 59.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 43°55'01" East, 59.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 45°47'26" East, 49.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 47°29'38" East, 49.39 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 41°39'16" West, 165.34 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the beginning of a non-tangent curve to the right with a radius of 1,827.00 feet, a central angle of 00°01'33", and a chord bearing and distance of North 48°19'57" West, 0.82 feet;

With said curve to the right, an arc distance of 0.82 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner of this tract;

South 48°16'06" West, 121.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 78°51'59" West, 223.67 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 08°42'26" West, 122.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 78°51'59" West, 107.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 33°51'59" West, 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 78°51'59" West, 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 56°08'01" West, 14.14 feet to a 5/8 inch iron rod with red plastic cap stamped "KHA" set for corner;

South 78°51'59" West, 212.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 33°51'59" West, 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 11°08'01" West, 2.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the right with a radius of 1,227.00 feet, a central angle of 00°47'01", and a chord bearing and distance of North 10°44'30" West, 16.78 feet;

With said curve to the right, 16.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" for corner of this tract;

South 79°39'00" West, 165.90 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 11°08'01" West, 428.30 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°47'59" East, 119.27 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the right with a radius of 825.00 feet, a central angle of 07°19'28", and a chord bearing and distance of North 04°43'47" West, 105.39 feet;

With said curve to the right, 105.46 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" for corner of this tract;

North 45°15'37" West, 14.26 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°47'59" West, 0.62 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°12'01" East, 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°47'59" East, 0.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 45°12'01" East, 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°12'01" East, 106.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°47'59" West, 616.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°12'01" East, 121.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°47'59" West, 1.83 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°12'01" East, 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°47'59" East, 0.50 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 45°12'01" East, 14.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°12'01" East, 110.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°47'59" West, 135.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°12'01" East, 292.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 89°47'59" East, 1,088.03 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 87°27'59" East, 58.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 83°14'40" East, 324.22 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the right with a radius of 1,349.00 feet, a central angle of 07°51'47", and a chord bearing and distance of North 03°43'52" West, 184.99 feet;

With said curve to the right, 185.13 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" for corner of this tract;

North 00°12'01" East, 432.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 44°47'59" West, 42.43 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°12'01" East, 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 45°12'01" East, 42.43 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°12'01" East, 448.32 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner at the southwest intersection of County Road 398 a right-of-way dedication, according to the document filed of record in Document No. 2023000035733 O.P.R.C C.T., and South Beauchamp Boulevard;

THENCE with the south right-of-way dedication of County Road 398 the following bearings and distances:

South 89°27'29" East, 100.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 00°12'01" East, 22.24 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

North 44°59'10" East, a distance of 42.58 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner of this tract;

North 89°46'19" East, 354.23 feet to the **POINT OF BEGINNING** and containing 2,787,645 square feet or 63.995 acres of land.

METES AND BOUNDS DESCRIPTION OF IMPROVEMENT AREA NO. 2

WHEREAS GRBK Edgewood LLC, is the owner of a called 427.0933-acre tract of land situated in the William D. Thompson Survey, Abstract No. 892, Collin County, Texas and being a portion of that tract of land conveyed to GRBK Edgewood LLC, according to the document filed of record in Instrument No. 20220315000414390, Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner in the East line of a Right-of-way dedication to the City of Princeton, according to the document filed of record in Instrument No. 2023000070026 O.P.R.C.C.T., from which a Mag Nail found for the northwest corner of said 427.0933 acre tract, same being an interior "ell" corner of said 187.250 acre tract, bears North $01^{\circ}18'37''$ West, a distance of 1138.02 feet;

THENCE South $89^{\circ}47'59''$ East, over said 427.0933-acre tract, a distance of 376.49 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner, same being for the northwest corner of Block A, Lot 31 of Windmore Phase 1, an addition to the City of Princeton, according to the Plat filed of record in Instrument No. 2024010000252 O.P.R.C.C.T.;

THENCE South $00^{\circ}12'01''$ West, a distance of 292.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southwest corner of Block A, Lot 33 of said Phase 1;

THENCE South $89^{\circ}47'59''$ East, with the south line of said Lot 33, a distance of 135.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southeast corner of said Lot 33, in the west line of Cirrus Sky Way a 50 foot right-of-way;

THENCE South $00^{\circ}12'01''$ West, with said west line, a distance of 110.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE South $45^{\circ}12'01''$ West, continuing with said west line, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner at the intersection of the west line of said Cirrus Sky Way and the north line of Ocean Breeze Way a 50 foot right-of-way;

THENCE North $89^{\circ}47'59''$ West, with said north line, a distance of 0.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE South $00^{\circ}12'01''$ West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner in the south line of said Ocean Breeze Way;

THENCE South $89^{\circ}47'59''$ East, with said south line, a distance of 1.83 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the northwest corner of Block E, Lot 10 of said Phase 1;

THENCE South $00^{\circ}12'01''$ West, with the west line of said Lot 10, a distance of 121.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southwest corner of said Lot 10;

THENCE South 89°47'59" East, a distance of 616.33 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southeast corner of Block E, Lot 1 of said Phase 1, in the west line of Currents Road a 50 foot right-of-way;

THENCE South 00°12'01" West, with said west line, a distance of 106.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE South 45°12'01" West, continuing with said west line, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner at the intersection of the west line of said Currents Road and the north line of Airbender Drive;

THENCE North 89°47'59" West, with said north line, a distance of 0.58 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE South 00°12'01" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner in the south line of said Airbender Drive;

THENCE South 89°47'59" East, with said south line, a distance of 0.62 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner at the intersection of the south line of Airbender Drive and the west line of Currents Road;

THENCE South 45°15'37" East, with said west line, a distance of 14.26 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner, the beginning of a non-tangent curve to the left with a radius of 825.00 feet, a central angle of 07°19'28", and a chord bearing and distance of South 04°43'47" East, 105.39 feet;

THENCE In an easterly direction continuing with said west line, with said non-tangent curve to the left, an arc distance of 105.46 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the northeast corner of Block J, Lot 1 of said Phase 1;

THENCE North 89°47'59" West, with the north line of said Block J, Lot 1, a distance of 119.27 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the northwest corner of said Block J, Lot 1;

THENCE South 11°08'01" East, a distance of 428.30 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southwest corner of Block J, Lot 8 of said Phase 1;

THENCE North 79°39'00" East, a distance of 165.90 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner, in the east line of said Currents Road, at the beginning of a non-tangent curve to the left with a radius of 1,227.00 feet, a central angle of 00°47'01", and a chord bearing and distance of North 10°44'30" West, 16.78 feet;

THENCE In a westerly direction with said east line, with said non-tangent curve to the left, an arc distance of 16.78 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE North 11°08'01" West, continuing with said east line, a distance of 2.59 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

THENCE North 33°51'59" East, continuing with said east line, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner in the south line of Pink Skies Drive a 50 foot right-of-way;

THENCE with said south line the following bearings and distances:

North 78°51'59" East, a distance of 212.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

South 56°08'01" East, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 33°51'59" East, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 78°51'59" East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for corner;

North 78°51'59" East, a distance of 107.48 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the northwest corner of Block H, Lot 1 of said Phase 1;

THENCE South 08°42'26" East, with the west line of said Block H, Lot 1, a distance of 122.32 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" found for the southwest corner of said Block H, Lot 1;

THENCE over and across said 427.0933-acre tract the following bearings and distances:

South 08°42'26" East, a distance of 69.46 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°09'04" East, a distance of 90.23 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°45'44" East, a distance of 53.09 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°12'01" West, a distance of 510.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°47'59" West, a distance of 105.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°12'01" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°47'59" West, a distance of 0.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 45°12'01" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°47'59" West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 44°47'59" West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North $89^{\circ}47'59''$ West, a distance of 212.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South $45^{\circ}12'01''$ West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South $00^{\circ}12'01''$ West, a distance of 15.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North $89^{\circ}47'59''$ West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North $00^{\circ}12'01''$ East, a distance of 5.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North $89^{\circ}47'59''$ West, a distance of 116.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South $00^{\circ}12'01''$ West, a distance of 100.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North $89^{\circ}47'59''$ West, a distance of 116.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South $00^{\circ}12'01''$ West, a distance of 10.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North $89^{\circ}47'59''$ West, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North $00^{\circ}12'01''$ East, a distance of 10.50 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North $44^{\circ}47'59''$ West, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North $00^{\circ}12'01''$ East, a distance of 50.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North $45^{\circ}12'01''$ East, a distance of 14.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North $00^{\circ}12'01''$ East, a distance of 105.00 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North $89^{\circ}47'59''$ West, a distance of 767.66 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the right with a radius of 1,352.00 feet, a central angle of $01^{\circ}31'53''$, and a chord bearing and distance of South $07^{\circ}34'40''$ West, 36.14 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 36.14 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 81°39'23" West, a distance of 49.18 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 37°34'17" West, a distance of 15.12 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

North 83°13'53" West, a distance of 96.03 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner;

South 52°45'08" West, a distance of 43.15 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set for corner, the beginning of a non-tangent curve to the right with a radius of 1,166.00 feet, a central angle of 03°43'06", and a chord bearing and distance of South 11°19'49" West, 75.65 feet;

With said curve to the right, an arc distance of 75.67 feet to a 5/8-inch iron rod with plastic cap stamped "KHA" set in the west line of the above mentioned 427.0933 acre tract and the common east line of a called 39.545 acre tract of land described in deed to Jimmy Pell according to the document filed of record in Volume 2610, Page 931 (O.P.R.C.C.T.), same being the southwest corner;

THENCE North 00°09'51" East, with the west line of said 427.0933-acre tract, a distance of 1,040.45 feet to a 1-inch square iron rod found for the northeast corner of said 39.545-acre tract, same being the southeast corner of the abovementioned 187.250 acre tract, also being the southwest corner of the above-mentioned right-of-way dedication, same being for the southeast corner of a right-of-way dedication to the City of Princeton, according to the document filed of record in Instrument No. 2023000070031 O.P.R.C.C.T.;

THENCE South 89°46'39" East, with the south line of said right-of-way dedication, a distance of 30.00 feet,

THENCE North 00°12'01" East, a distance of 1,049.97 feet with the east line of said right-of-way, to the **POINT OF BEGINNING**, and containing 53.241 acres or 2,319,174 square feet of land.

APPENDIX B-1
IMPROVEMENT AREA NO. 1 ASSESSMENT ROLL SUMMARY – 2025-26

Improvement Area 1 Assessment Roll
2025-26

Parcel	Plat	Block #	Lot	Lot Type	Original Assessment	Assessment Allocation %	Outstanding	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
							Assessment Per Unit					
2916697	WINDMORE PHASE 1	G	6	50' Lot	\$25,926.90	0.57%	\$25,926.90	\$452.38	\$1,350.07	\$261.70	\$129.63	\$2,193.78
2916698	WINDMORE PHASE 1	G	7	50' Lot	\$25,926.90	0.57%	\$25,926.90	\$452.38	\$1,350.07	\$261.70	\$129.63	\$2,193.78
2916699	WINDMORE PHASE 1	H	1	50' Lot	\$25,926.90	0.57%	\$25,926.90	\$452.38	\$1,350.07	\$261.70	\$129.63	\$2,193.78
2916700	WINDMORE PHASE 1	H	2	50' Lot	\$25,926.90	0.57%	\$25,926.90	\$452.38	\$1,350.07	\$261.70	\$129.63	\$2,193.78
2916701	WINDMORE PHASE 1	H	3	50' Lot	\$25,926.90	0.57%	\$25,926.90	\$452.38	\$1,350.07	\$261.70	\$129.63	\$2,193.78
2916702	WINDMORE PHASE 1	H	4	50' Lot	\$25,926.90	0.57%	\$25,926.90	\$452.38	\$1,350.07	\$261.70	\$129.63	\$2,193.78
2916703	WINDMORE PHASE 1	H	5	50' Lot	\$25,926.90	0.57%	\$25,926.90	\$452.38	\$1,350.07	\$261.70	\$129.63	\$2,193.78
2916704	WINDMORE PHASE 1	J	1	50' Lot	\$25,926.90	0.57%	\$25,926.90	\$452.38	\$1,350.07	\$261.70	\$129.63	\$2,193.78
2916705	WINDMORE PHASE 1	J	2	50' Lot	\$25,926.90	0.57%	\$25,926.90	\$452.38	\$1,350.07	\$261.70	\$129.63	\$2,193.78
2916706	WINDMORE PHASE 1	J	3	50' Lot	\$25,926.90	0.57%	\$25,926.90	\$452.38	\$1,350.07	\$261.70	\$129.63	\$2,193.78
2916707	WINDMORE PHASE 1	J	4	50' Lot	\$25,926.90	0.57%	\$25,926.90	\$452.38	\$1,350.07	\$261.70	\$129.63	\$2,193.78
2916708	WINDMORE PHASE 1	J	5	50' Lot	\$25,926.90	0.57%	\$25,926.90	\$452.38	\$1,350.07	\$261.70	\$129.63	\$2,193.78
2916709	WINDMORE PHASE 1	J	6	50' Lot	\$25,926.90	0.57%	\$25,926.90	\$452.38	\$1,350.07	\$261.70	\$129.63	\$2,193.78
2916710	WINDMORE PHASE 1	J	7	50' Lot	\$25,926.90	0.57%	\$25,926.90	\$452.38	\$1,350.07	\$261.70	\$129.63	\$2,193.78
2916711	WINDMORE PHASE 1	J	8	50' Lot	\$25,926.90	0.57%	\$25,926.90	\$452.38	\$1,350.07	\$261.70	\$129.63	\$2,193.78
2916712	WINDMORE PHASE 1	B	32X	Non-Benefited	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2916713	WINDMORE PHASE 1	C	1X	Non-Benefited	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2916714	WINDMORE PHASE 1	K	1X	Non-Benefited	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2916715	WINDMORE PHASE 1	L	1X	Non-Benefited	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2916716	WINDMORE PHASE 1	C	2	60' Lot	\$27,176.39	0.59%	\$27,176.39	\$474.18	\$1,415.14	\$274.31	\$135.88	\$2,299.51
2916717	WINDMORE PHASE 1	C	3	60' Lot	\$27,176.39	0.59%	\$27,176.39	\$474.18	\$1,415.14	\$274.31	\$135.88	\$2,299.51
2916718	WINDMORE PHASE 1	C	4	60' Lot	\$27,176.39	0.59%	\$27,176.39	\$474.18	\$1,415.14	\$274.31	\$135.88	\$2,299.51
2916719	WINDMORE PHASE 1	C	5	60' Lot	\$27,176.39	0.59%	\$27,176.39	\$474.18	\$1,415.14	\$274.31	\$135.88	\$2,299.51
2916720	WINDMORE PHASE 1	C	6	60' Lot	\$27,176.39	0.59%	\$27,176.39	\$474.18	\$1,415.14	\$274.31	\$135.88	\$2,299.51
2916721	WINDMORE PHASE 1	C	7	60' Lot	\$27,176.39	0.59%	\$27,176.39	\$474.18	\$1,415.14	\$274.31	\$135.88	\$2,299.51
2916722	WINDMORE PHASE 1	C	8	60' Lot	\$27,176.39	0.59%	\$27,176.39	\$474.18	\$1,415.14	\$274.31	\$135.88	\$2,299.51
					\$4,585,000.00		\$4,585,000.00	\$80,000.00	\$238,751.26	\$46,280.00	\$22,925.00	\$387,956.26

APPENDIX B-2
IMPROVEMENT AREA NO. 2 ASSESSMENT ROLL SUMMARY – 2025-26

Improvement Area 2 Assessment Roll
2025-26

Outstanding												
Parcel	Plat	Block #	Lot	Lot Type	Original Assessment	Assessment Allocation %	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2928235	WINDMORE PHASE 2	A	34	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928407	WINDMORE PHASE 2	H	46	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928408	WINDMORE PHASE 2	I	1	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928409	WINDMORE PHASE 2	I	2	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928410	WINDMORE PHASE 2	I	3	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928411	WINDMORE PHASE 2	I	4	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928412	WINDMORE PHASE 2	I	5	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928413	WINDMORE PHASE 2	I	6	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928414	WINDMORE PHASE 2	I	7	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928415	WINDMORE PHASE 2	I	8	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928416	WINDMORE PHASE 2	I	9	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928417	WINDMORE PHASE 2	I	10	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928418	WINDMORE PHASE 2	I	11	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928419	WINDMORE PHASE 2	I	12	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928420	WINDMORE PHASE 2	I	13	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928406	WINDMORE PHASE 2	H	45	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928421	WINDMORE PHASE 2	I	14	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928423	WINDMORE PHASE 2	I	16	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928424	WINDMORE PHASE 2	I	17	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928425	WINDMORE PHASE 2	I	18	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928426	WINDMORE PHASE 2	I	19	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928427	WINDMORE PHASE 2	I	20	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928428	WINDMORE PHASE 2	I	21	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928429	WINDMORE PHASE 2	I	22	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928430	WINDMORE PHASE 2	I	23	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928431	WINDMORE PHASE 2	I	24	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928432	WINDMORE PHASE 2	I	25	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928433	WINDMORE PHASE 2	I	26	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928434	WINDMORE PHASE 2	I	27	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928435	WINDMORE PHASE 2	I	28	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928436	WINDMORE PHASE 2	I	29	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928422	WINDMORE PHASE 2	I	15	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928437	WINDMORE PHASE 2	I	30	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928405	WINDMORE PHASE 2	H	44	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928403	WINDMORE PHASE 2	H	42	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928373	WINDMORE PHASE 2	E	15	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928374	WINDMORE PHASE 2	E	16	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928375	WINDMORE PHASE 2	E	17	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928376	WINDMORE PHASE 2	E	18	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928377	WINDMORE PHASE 2	E	19	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928378	WINDMORE PHASE 2	E	20	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928379	WINDMORE PHASE 2	E	21	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928380	WINDMORE PHASE 2	E	22	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928381	WINDMORE PHASE 2	E	23	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47

Improvement Area 2 Assessment Roll
2025-26

Outstanding												
Parcel	Plat	Block #	Lot	Lot Type	Original Assessment	Assessment Allocation %	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2928382	WINDMORE PHASE 2	E	24	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928383	WINDMORE PHASE 2	E	25	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928384	WINDMORE PHASE 2	E	26	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928385	WINDMORE PHASE 2	E	27	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928386	WINDMORE PHASE 2	E	28	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928404	WINDMORE PHASE 2	H	43	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928387	WINDMORE PHASE 2	E	29	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928389	WINDMORE PHASE 2	E	31	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928390	WINDMORE PHASE 2	E	32	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928391	WINDMORE PHASE 2	E	33	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928392	WINDMORE PHASE 2	H	31	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928393	WINDMORE PHASE 2	H	32	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928394	WINDMORE PHASE 2	H	33	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928395	WINDMORE PHASE 2	H	34	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928396	WINDMORE PHASE 2	H	35	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928397	WINDMORE PHASE 2	H	36	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928398	WINDMORE PHASE 2	H	37	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928399	WINDMORE PHASE 2	H	38	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928400	WINDMORE PHASE 2	H	39	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928401	WINDMORE PHASE 2	H	40	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928402	WINDMORE PHASE 2	H	41	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928388	WINDMORE PHASE 2	E	30	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928438	WINDMORE PHASE 2	J	9	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928439	WINDMORE PHASE 2	J	10	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928440	WINDMORE PHASE 2	J	11	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928476	WINDMORE PHASE 2	J	47	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928477	WINDMORE PHASE 2	J	48	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928478	WINDMORE PHASE 2	J	49	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928479	WINDMORE PHASE 2	J	50	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928480	WINDMORE PHASE 2	J	51	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928481	WINDMORE PHASE 2	J	52	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928482	WINDMORE PHASE 2	J	53	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928483	WINDMORE PHASE 2	J	54	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928484	WINDMORE PHASE 2	J	55	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928485	WINDMORE PHASE 2	J	56	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928486	WINDMORE PHASE 2	J	57	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928487	WINDMORE PHASE 2	K	1	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928488	WINDMORE PHASE 2	K	2	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928489	WINDMORE PHASE 2	K	3	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928475	WINDMORE PHASE 2	J	46	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928490	WINDMORE PHASE 2	K	4	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928492	WINDMORE PHASE 2	K	6	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928493	WINDMORE PHASE 2	K	7	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928494	WINDMORE PHASE 2	K	8	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47

Improvement Area 2 Assessment Roll
2025-26

Outstanding												
Parcel	Plat	Block #	Lot	Lot Type	Original Assessment	Assessment Allocation %	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2928495	WINDMORE PHASE 2	K	9	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928496	WINDMORE PHASE 2	K	10	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928497	WINDMORE PHASE 2	K	11	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928498	WINDMORE PHASE 2	K	12	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928499	WINDMORE PHASE 2	K	13	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928500	WINDMORE PHASE 2	K	14	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928501	WINDMORE PHASE 2	K	15	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928502	WINDMORE PHASE 2	K	16	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928503	WINDMORE PHASE 2	K	17	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928504	WINDMORE PHASE 2	K	18	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928505	WINDMORE PHASE 2	K	19	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928491	WINDMORE PHASE 2	K	5	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928474	WINDMORE PHASE 2	J	45	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928473	WINDMORE PHASE 2	J	44	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928472	WINDMORE PHASE 2	J	43	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928441	WINDMORE PHASE 2	J	12	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928442	WINDMORE PHASE 2	J	13	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928443	WINDMORE PHASE 2	J	14	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928444	WINDMORE PHASE 2	J	15	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928445	WINDMORE PHASE 2	J	16	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928446	WINDMORE PHASE 2	J	17	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928447	WINDMORE PHASE 2	J	18	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928448	WINDMORE PHASE 2	J	19	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928449	WINDMORE PHASE 2	J	20	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928450	WINDMORE PHASE 2	J	21	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928451	WINDMORE PHASE 2	J	22	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928452	WINDMORE PHASE 2	J	23	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928453	WINDMORE PHASE 2	J	24	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928454	WINDMORE PHASE 2	J	25	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928455	WINDMORE PHASE 2	J	26	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928456	WINDMORE PHASE 2	J	27	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928457	WINDMORE PHASE 2	J	28	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928471	WINDMORE PHASE 2	J	42	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928470	WINDMORE PHASE 2	J	41	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928469	WINDMORE PHASE 2	J	40	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928468	WINDMORE PHASE 2	J	39	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928467	WINDMORE PHASE 2	J	38	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928466	WINDMORE PHASE 2	J	37	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928372	WINDMORE PHASE 2	E	14	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928465	WINDMORE PHASE 2	J	36	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928463	WINDMORE PHASE 2	J	34	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928462	WINDMORE PHASE 2	J	33	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928461	WINDMORE PHASE 2	J	32	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928460	WINDMORE PHASE 2	J	31	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47

Improvement Area 2 Assessment Roll
2025-26

Outstanding												
Parcel	Plat	Block #	Lot	Lot Type	Original Assessment	Assessment Allocation %	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2928459	WINDMORE PHASE 2	J	30	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928458	WINDMORE PHASE 2	J	29	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928464	WINDMORE PHASE 2	J	35	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928506	WINDMORE PHASE 2	K	20	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928371	WINDMORE PHASE 2	E	13	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928369	WINDMORE PHASE 2	E	11	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928270	WINDMORE PHASE 2	B	15	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928271	WINDMORE PHASE 2	B	16	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928272	WINDMORE PHASE 2	B	17	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928273	WINDMORE PHASE 2	C	1	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928274	WINDMORE PHASE 2	C	2	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928275	WINDMORE PHASE 2	C	3	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928276	WINDMORE PHASE 2	C	4	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928277	WINDMORE PHASE 2	C	5	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928278	WINDMORE PHASE 2	C	6	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928279	WINDMORE PHASE 2	C	7	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928280	WINDMORE PHASE 2	C	8	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928281	WINDMORE PHASE 2	C	9	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928282	WINDMORE PHASE 2	C	10	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928283	WINDMORE PHASE 2	C	11	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928269	WINDMORE PHASE 2	B	14	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928284	WINDMORE PHASE 2	C	12	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928286	WINDMORE PHASE 2	C	14	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928287	WINDMORE PHASE 2	C	15	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928288	WINDMORE PHASE 2	C	16	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928289	WINDMORE PHASE 2	C	17	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928290	WINDMORE PHASE 2	C	18	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928291	WINDMORE PHASE 2	C	19	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928292	WINDMORE PHASE 2	C	20	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928293	WINDMORE PHASE 2	C	21	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928294	WINDMORE PHASE 2	C	22	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928295	WINDMORE PHASE 2	C	23	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928296	WINDMORE PHASE 2	C	24	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928297	WINDMORE PHASE 2	C	25	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928298	WINDMORE PHASE 2	C	26	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928299	WINDMORE PHASE 2	D	1	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928285	WINDMORE PHASE 2	C	13	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928300	WINDMORE PHASE 2	D	2	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928268	WINDMORE PHASE 2	B	13	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928266	WINDMORE PHASE 2	B	11	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928236	WINDMORE PHASE 2	A	35	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928237	WINDMORE PHASE 2	A	36	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928238	WINDMORE PHASE 2	A	37	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928239	WINDMORE PHASE 2	A	38	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57

Improvement Area 2 Assessment Roll
2025-26

Outstanding												
Parcel	Plat	Block #	Lot	Lot Type	Original Assessment	Assessment Allocation %	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2928240	WINDMORE PHASE 2	A	39	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928241	WINDMORE PHASE 2	A	40	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928242	WINDMORE PHASE 2	A	41	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928243	WINDMORE PHASE 2	A	42	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928244	WINDMORE PHASE 2	A	43	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928245	WINDMORE PHASE 2	A	44	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928246	WINDMORE PHASE 2	A	45	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928247	WINDMORE PHASE 2	A	46	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928248	WINDMORE PHASE 2	A	47	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928249	WINDMORE PHASE 2	A	48	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928267	WINDMORE PHASE 2	B	12	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928250	WINDMORE PHASE 2	A	49	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928252	WINDMORE PHASE 2	A	51	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928253	WINDMORE PHASE 2	A	52X	Non-Benefited	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2928254	WINDMORE PHASE 2	A	53	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928255	WINDMORE PHASE 2	A	54	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928256	WINDMORE PHASE 2	B	1	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928257	WINDMORE PHASE 2	B	2	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928258	WINDMORE PHASE 2	B	3	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928259	WINDMORE PHASE 2	B	4	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928260	WINDMORE PHASE 2	B	5	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928261	WINDMORE PHASE 2	B	6	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928262	WINDMORE PHASE 2	B	7	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928263	WINDMORE PHASE 2	B	8	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928264	WINDMORE PHASE 2	B	9	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928265	WINDMORE PHASE 2	B	10	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928251	WINDMORE PHASE 2	A	50	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57
2928301	WINDMORE PHASE 2	D	3	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928302	WINDMORE PHASE 2	D	4	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928303	WINDMORE PHASE 2	D	5	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928339	WINDMORE PHASE 2	F	13	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928340	WINDMORE PHASE 2	F	14	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928341	WINDMORE PHASE 2	F	15	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928342	WINDMORE PHASE 2	F	16	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928343	WINDMORE PHASE 2	F	17	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928344	WINDMORE PHASE 2	F	18	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928345	WINDMORE PHASE 2	F	19	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928346	WINDMORE PHASE 2	F	20	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928347	WINDMORE PHASE 2	F	21	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928348	WINDMORE PHASE 2	F	22	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928349	WINDMORE PHASE 2	F	23	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928350	WINDMORE PHASE 2	F	24	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928351	WINDMORE PHASE 2	F	25	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928352	WINDMORE PHASE 2	F	26	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47

Improvement Area 2 Assessment Roll
2025-26

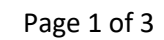
Outstanding												
Parcel	Plat	Block #	Lot	Lot Type	Original Assessment	Assessment Allocation %	Assessment Per Unit	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
2928338	WINDMORE PHASE 2	F	12	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928353	WINDMORE PHASE 2	F	27	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928355	WINDMORE PHASE 2	G	1	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928356	WINDMORE PHASE 2	G	2	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928357	WINDMORE PHASE 2	G	3	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928358	WINDMORE PHASE 2	G	4	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928359	WINDMORE PHASE 2	G	5	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928360	WINDMORE PHASE 2	G	6	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928361	WINDMORE PHASE 2	G	7	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928362	WINDMORE PHASE 2	G	8	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928363	WINDMORE PHASE 2	G	9	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928364	WINDMORE PHASE 2	G	10	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928365	WINDMORE PHASE 2	G	11	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928366	WINDMORE PHASE 2	G	12	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928367	WINDMORE PHASE 2	G	13	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928368	WINDMORE PHASE 2	G	14	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928354	WINDMORE PHASE 2	F	28	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928337	WINDMORE PHASE 2	F	11	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928336	WINDMORE PHASE 2	F	10	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928335	WINDMORE PHASE 2	F	9	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928304	WINDMORE PHASE 2	D	6	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928305	WINDMORE PHASE 2	D	7	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928306	WINDMORE PHASE 2	D	8	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928307	WINDMORE PHASE 2	D	9	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928308	WINDMORE PHASE 2	D	10	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928309	WINDMORE PHASE 2	D	11	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928310	WINDMORE PHASE 2	D	12	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928311	WINDMORE PHASE 2	D	13	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928312	WINDMORE PHASE 2	D	14	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928313	WINDMORE PHASE 2	D	15	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928314	WINDMORE PHASE 2	D	16	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928315	WINDMORE PHASE 2	D	17	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928316	WINDMORE PHASE 2	D	18	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928317	WINDMORE PHASE 2	D	19	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928318	WINDMORE PHASE 2	D	20	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928319	WINDMORE PHASE 2	D	21	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928320	WINDMORE PHASE 2	D	22	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928334	WINDMORE PHASE 2	F	8	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928333	WINDMORE PHASE 2	F	7	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928332	WINDMORE PHASE 2	F	6	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928331	WINDMORE PHASE 2	F	5	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928330	WINDMORE PHASE 2	F	4	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928329	WINDMORE PHASE 2	F	3	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928370	WINDMORE PHASE 2	E	12	60' Lot	\$26,620.01	0.40%	\$26,620.01	\$126.91	\$1,810.59	\$176.96	\$133.10	\$2,247.57

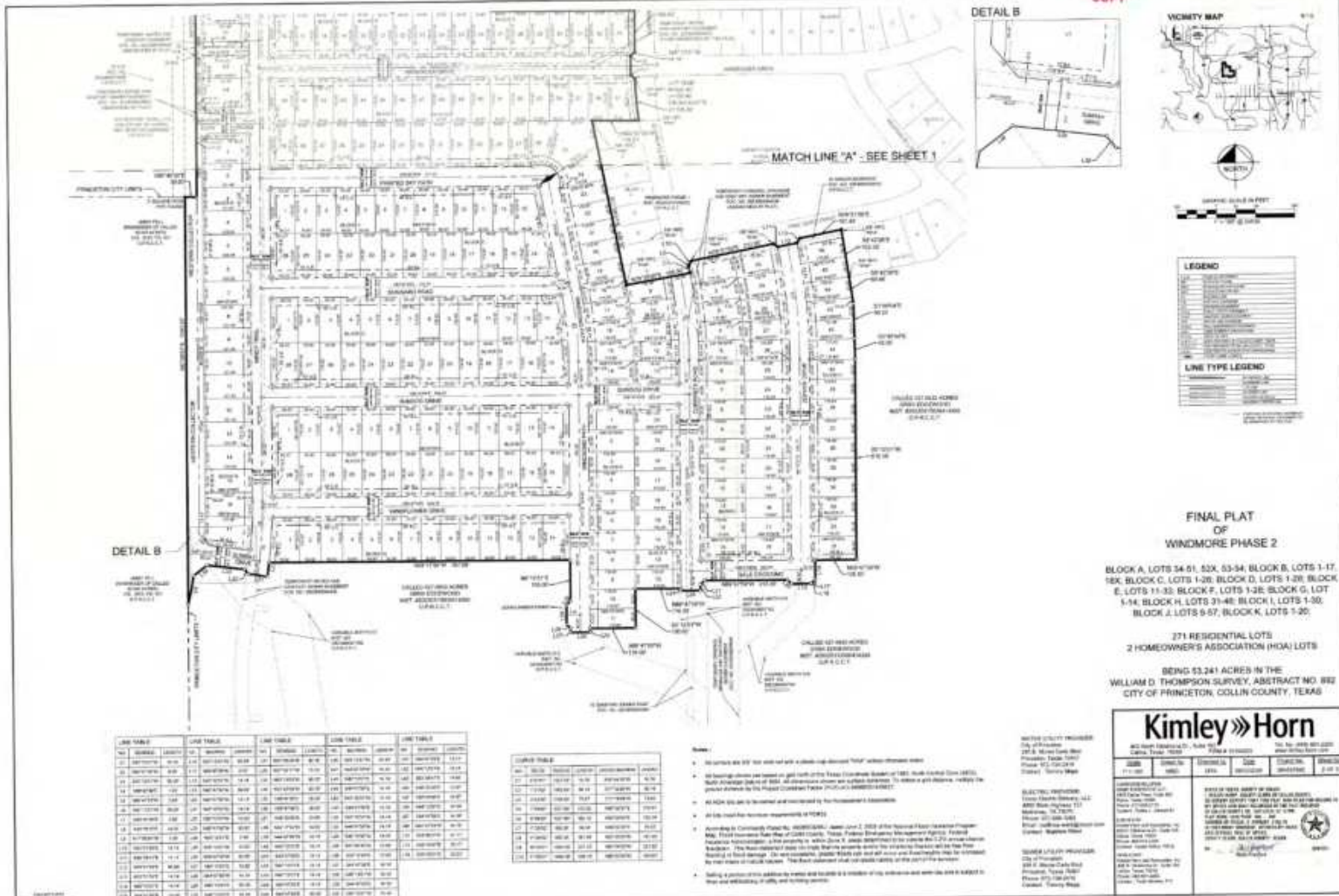
Improvement Area 2 Assessment Roll
2025-26

Parcel	Plat	Block #	Lot	Lot Type	Original Assessment	Assessment Allocation %	Outstanding	Principal	Interest	Administrative Expenses	Additional Interest	Total Annual Installment
							Assessment Per Unit					
2928328	WINDMORE PHASE 2	F	2	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928326	WINDMORE PHASE 2	D	28	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928325	WINDMORE PHASE 2	D	27	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928324	WINDMORE PHASE 2	D	26	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928323	WINDMORE PHASE 2	D	25	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928322	WINDMORE PHASE 2	D	24	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928321	WINDMORE PHASE 2	D	23	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928327	WINDMORE PHASE 2	F	1	50' Lot	\$24,427.77	0.36%	\$24,427.77	\$116.46	\$1,661.48	\$162.39	\$122.14	\$2,062.47
2928507	WINDMORE PHASE 2	B	18X	Non-Benefited	\$0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total					\$6,712,000.00		\$6,712,000.00	\$32,000.00	\$456,524.08	\$44,620.00	\$33,560.00	\$566,704.08

APPENDIX C
FINAL PLATS







Page 3 of 3

APPENDIX D
PID ASSESSMENT NOTICE

PID Assessment Notice

NOTICE OF OBLIGATION TO PAY PUBLIC IMPROVEMENT DISTRICT ASSESSMENT TO
CITY OF PRINCETON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

[insert property address]

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Princeton, Texas (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the Windmore Public Improvement District (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City Council in the Annual Service Plan Update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City or MuniCap, Inc., the District Administrator for the City, located at 600 E. John Carpenter Fwy, Suite 150, Irving, Texas 75062 and available by telephone at (469) 490-2800 or (866) 648-8482 (toll free) and email at txpid@municap.com.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

Date: _____

Signature of Seller

Signature of Seller

The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

Date: _____

Signature of Purchaser

Signature of Purchaser

STATE OF TEXAS

§

§

COUNTY OF _____

§

The foregoing instrument was acknowledged before me by _____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed, in the capacity stated and as the act and deed of the above-referenced entities as an authorized signatory of said entities.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas